

RECORD OF PROCEEDINGS

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held October 7 2025

**Etna Township, Licking County
Etna Township Board of Trustees
Regular Meeting**

October 7, 2025, At 6:00 P.M.

Etna Township Hall, 81 Liberty Street, Etna Ohio, 43018. Telephone (740927-7717)

The Etna Township Board of Trustees met on Tuesday, October 7, 2025, in the Etna Township Hall, 81 Liberty Street, Etna, Ohio 43018 for the purpose of conducting a regular meeting. The meeting was called to order at 6:00 PM by Gary Burkholder.

Trustees' Present: Gary Burkholder, Mark Evans, Rozland McKee-Flax
Others in Attendance: Jackie Cotugno, Fiscal Officer

I. Opening

a. Call to order b. Roll Call c. Invocation-Staci Kitchen d. Pledge of Allegiance

II. Adoption of the Agenda

Moved by: Rozland McKee-Flax

Second by: Gary Burkholder

Trustee Evans reported that the agenda was not provided prior to the meeting and requested to add 2 additional items under new business 1) discussion regarding Halloween and 2) minutes.

Moved by: Gary Burkholder to add Halloween and minutes to the agenda under new business

Yes: Mark Evans, Gary Burkholder, Rozland McKee-Flax **Carried 3-0**

III. Approval of the Minutes

Yes: Gary Burkholder, Rozland McKee-Flax

No: Mark Evans

Carried 2-1

IV. Resolution 2025-066 - To Approve the right of way for the Pipeline by Williams LLC Township Pipeline Easement Agreement with Williams LLC

Moved by: Gary Burkholder to adopt the Resolution

Second by: Rozland McKee-Flax

Trustee Evans had several questions but was unable to speak with the attorney to get the answers. He has concerns about the tree caliper was blank, replacement trees should be 2.5" at a minimum, the port, and the temporary workspace isn't disturbed. President Burkholder asked trustee Evans if he wanted to make a motion to move forward. Trustee Evans inquired about discussion taking place on the newly added items. President Burkholder offered to discuss this matter later. President Burkholder introduced Steven Griffith from the Taft Law Firm who worked with the Township in the negotiating and review of the easement agreement.

Steven Griffith Jr., 425 Walnut Street Suite 1800 Cincinnati, OH of the Taft Law Firm. They reviewed the pipeline agreement and there were some changes to the plans to include the comments from the Trustees and did incorporate those comments in the agreement. The revised agreement was provided with by Williams LLC, and they agreed to the changes. Trustee Evans asked about the purchase agreement and park plan review and noted the exclusions in the plan, and if there was a review to ensure that the easement rights do not trigger the money over to the prior owner. Mr. Griffith stated that according to Williams LLC, this issue is not of concern to them, and he had not personally reviewed that section of the agreement. Trustee Evans stated that he is fine with moving forward with the agreement, however it should be conditional on Mr. Griffith's review as it relates to the rights and money issue.

Mr. Griffith shared that large companies like Williams LLC have had these types of agreements for years and the concept of compensation and damages that you're putting in the connection of eminent domain will likely have an impact on Williams LLC, rather than the township. Trustee Evans inquired about future pipeline installation that would occur and an easement portion of 30%, \$1.2 million, but Williams LLC was intending

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the \$4 million, and was that addressed in the agreement? Mr. Griffith shared that the revised agreement does provide for this concern. Trustee Evans asked about the \$1.2 million is due now and what that number will look like in 20-40 years, is more like \$4 million, and is of concern. He noted that the depth of the pipeline is 60" (5ft), and was this based on the undeveloped land with the slope, would this be reduced to 4^{ft} when we asked Williams LLC to make it 5ft; and does this give us the right to reduce it for later development or will we have to maintain the 60" (5ft); Mr. Griffith shared that it is our right to enforce and their obligation to oblige. Mike Hopkins, representative of Williams LLC, shared that every motivation to get the project (pipeline) installed will be within the next four months, pending appropriate weather.

Mr. Griffith commented on protecting the park and to look at "section 4" that talks about the public park use and time frame for use should construction time be extended. President Burkholder stated that as the project moves forward, we should have preliminary plans for the park for review, there is no approved road to the park at this time, and with the Drayton Hall update, the timing works well for us as winter will be upon us. President Burkholder asked Trustee Evans if he would like to make an amendment referencing the caliber of the trees and if the purchase price of \$4 million is correct, then we provide a W9 for Williams LLC if this issue is passed tonight.

Moved by: Trustee Mark Evans to amend section in the unrecorded amendment recommendation of 2.5" for the tree truck diameter.

Second by: Rozland McKee-Flax

President Burkholder noted that the amendment would specify the caliber size for the trees.

Yes: Mark Evans, Gary Burkholder, Rozland McKee-Flax

Carried 3-0

Trustee Evans motioned that public comments be heard before a final vote.

Moved by: President Burkholder to accept the motion by Trustee Evans until after the public comments.

Second by: Rozland McKee-Flax

Yes: Mark Evans, Gary Burkholder, Rozland McKee-Flax

Carried 3-0

V. Township Upgraded Easement Agreement with Williams LLC

Moved by: Gary Burkholder

Second by: Mark Evans

President Burkholder reported that the Ohio Department of Natural Resources agreement with Etna Township for State Capital funds in the amount of \$150,000 is coming to the township for the High Point Park Project. Legal counsel reported that the document is a standard format and will be brought back to the Board for approval of the \$3,000 fee from the \$157,000.

Yes: Mark Evans, Gary Burkholder, Rozland McKee-Flax

Carried 3-0

Trustee Evans requested clarification of the "new updated agreement" as stated by President Burkholder and if we should wait for comments before and immediately after to avoid pop-up comments. President Burkholder shared that legal counsel advised that in some of our commission meetings we have legal counsel present and that the presentation should come first rather than taking the time for comments.

Moved by: Gary Burkholder to add the amendments to the minutes.

Yes: Mark Evans, Gary Burkholder, Rozland McKee-Flax

Carried 3-0

VI. Public Comments: *(limit 3 minutes per person)*

Lorant Ipacs 114 Royalty Drive- Shared that he bullied all his life and that Trustee Evans is a classic bully. A few weeks ago, you talked about being re-elected, but you continue to be obnoxious, aggressive, and intimidating to others.

Jeff Johnson 9172 Summit Road – During my tenure on the board, I approved of the pipeline project for the township. He commented on the board trustees and the lack of leadership, caring for the people, and overall lack of politeness. The board appears on occasion to work together but they also need to be cordial and fair.

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Tia Raver 9305 Summit Road – When you want to help Etna by offering small businesses a TIF that may last 30 years ±, such as Amazon and other companies, the community suffers overall. Consider providing the incoming companies with a benefit for building here, but 30 years is a long benefit especially when those companies close at or before the 30-year time frame, thus leaving our community high and dry. The community has no idea what's going on, and we need to do a better job of communicating with the public.

Mark Evans – Stated that the comments about him keep coming and force him to respond. The conversation with Mrs. Ipacs about her not having the correct information and her false statements about the annexation agreement went through the courts and was upheld, and it was not. Regarding Jeff Johnson, a past member of the board with McKee, and the many conversations held in and outside of the board meetings, they are part of corruption and in support of Mr. Carlisle, who is also corrupt. Trustee Evans further questioned the salary the fiscal officer receives, questioned the agenda items, and the hiring of a planner at \$96 per hour is unbelievable.

Jon Hanson 51 Red Wood Drive – Shared that what really should be shared is a concern of 4 more years of misery where Mr. Evans attacks the other candidates, the drama, trauma, spending and most of the friction tied to Trustee Evans who also cost the township money in legal fees due to his actions. The township has had a 257% turnover of staff since Mr. Evans became a trustee for the township, not to mention his own failing businesses.

Shelly Ipacs 114 Royalty Drive – Regarding the proposed draft of the land use, I am concerned about Mink and Summit Road residences: Summit and Refugee farm fields and the potential to annexation this area with the JEDD agreement. The board should consider the best way to zone the properties so that it would limit it to what the community wants and not open to just anything. Trustee Evans shared that the annexation agreement does prevent this from happening.

John Carlisle 6767 Palmer Road – Shared that Trustee Evans made a comment about Pike Street and he wanted to report that the transfer of Pike Street to Etna Township was done in 2009 and requested that Mr. Evans apologize for misspeaking. Trustee Evans commented that he would verify the document himself, and if he is wrong, he would respond to Mr. Carlisle back.

Motion by: Gary Burkholder to move Resolution 2025-066 with the amended agreement.

Second by: Rozland McKee-Flax

Yes: Mark Evans, Gary Burkholder, Rozland McKee-Flax

Carried 3-0

VII. Reports

a. Zoning

President Burkholder asked if the Board had any comments regarding the zoning inspector submission for a thirty-day leave of absence. Trustee Evans went off record and commented that the attorney sited section 17 and not section 19 on zoning vs development. President Burkholder stated that we will not go into executive session and violate anyone's confidentiality.

The Board is asking for consideration for a variance brought before the board concerning the construction of roadway. Mr. Copley, Road Superintendent for the township, shared his concern about no curbs. Trustee Evans shared that the property was rezoned for concrete. However, President Burkholder and Mr. Copley would prefer an asphalt road because curbs and gutters are not required. President Burkholder shared that the applicant is being represented by legal counsel as well. Vice President McKee suggested that the agreement be made to include curbs/gutters with a suggestion for asphalt vs cement so that the township road team can provide maintenance. President Burkholder asked if we had positions that we want to present at the TIRC part of the regulations, what changes are required to get the curbs and gutters done.

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Moved by: Gary Burkholder for Bricker/Graydon to draft the document
Second by: Rozland McKee-Flax
 Trustee Evans asked why Board approved this item without the required authorization.
Yes: Mark Evans, Gary Burkholder, Rozland McKee-Flax **Carried 3-0**

VIII. Old Business

a. Cumberland Crossing OPWC Proposal

Moved by: Gary Burkholder to adopt Verdantas OPWC application proposal
Second by: Rozland McKee-Flax
Yes: Mark Evans, Gary Burkholder, Rozland McKee-Flax **Carried 3-0**

b. Cyber Requirements

Moved by: Gary Burkholder to approve prosecutors' recommendation
Second by: Mark Evans
Yes: Mark Evans, Gary Burkholder, Rozland McKee-Flax **Carried 3-0**

c. State Security

Moved by: Gary Burkholder to approve panel replacement proposal
Second by: Rozland McKee-Flax
Yes: Mark Evans, Gary Burkholder, Rozland McKee-Flax **Carried 3-0**

d. Purchase of a 3500 Chevrolet pick-up truck from Coughlin Chevrolet

Moved by: Gary Burkholder to approve purchase
Second by: Rozland McKee-Flax
Yes: Mark Evans, Gary Burkholder, Rozland McKee-Flax **Carried 3-0**

e. Resolution 2025-068 Prosecutor opinion on the Civic Plus Contract

Moved by: Gary Burkholder to approve
Second by: Rozland McKee-Flax
 Trustee Evans asked why we would want to lock into a website
Yes: Gary Burkholder, Rozland McKee-Flax
No: Mark Evans **Carried 2-1**

f. Diligent Discussion

Moved by: Gary Burkholder to temporarily cease using Diligent Software
Second by: Rozland McKee-Flax
Yes: Gary Burkholder, Rozland McKee-Flax
No: Mark Evans **Carried 2-1**

g. Speed Cart Shield 15 STS 3 Trailer

Moved by: Gary Burkholder to table and request an updated quote for retro fitting
Second by: Rozland McKee-Flax **Tabled**

h. Job Postings

Moved by: Gary Burkholder to advertise for a Zoning Administrator/Planner & Administrative Assistant
Second by: Mark Evans
Yes: Gary Burkholder, Mark Evans
No: Rozland McKee-Flax **Carried 2-1**

i. Enter into an Agreement with MORP for a planner at a minimum of 15 hours / \$96.00 per hour

Moved by: Mark Evans to approve a planner
Second by: Gary Burkholder
Yes: Mark Evans, Gary Burkholder
No: Rozland McKee-Flax **Carried 2-1**

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- a. Resolution 2025-069 to approve purchase orders

Moved by: Gary Burkholder to approve

Second by: Mark Evans

Yes: Mark Evans, Gary Burkholder, Rozland McKee-Flax

Carried 3-0

- b. Motion to ratify the payment of the bills as shown on the payment listing

Moved by: Gary Burkholder to approve

Second by: Rozland McKee-Flax

Yes: Mark Evans, Gary Burkholder, Rozland McKee-Flax

Carried 3-0

X. New Business

- a. Moved by: Mark Evans for Etna Township and Pataskala Township to have Halloween on the same night, October 231, 2025

Second by: Gary Burkholder

Yes: Mark Evans, Gary Burkholder, Rozland McKee-Flax

Carried 3-0

XI. Public Comments (limit 3 minutes per person)

Tia Raver Zimmerman 9305 Summit Road– Suggested that the township allow for a 90 probation of all employed personnel in case they don't work out. Agrees that advertising is a great idea but not to work with Indeed job site for help.

Shelly Ipacs 114 Royalty Drive – commented on the two park projects in various stages of design and asked that the Board keep all park ideas separate so there is no confusion.

Ryan Davis 8807 Watkins Road – Commented that the NCA is a false truth and that the money was for community improvements, and a reimbursement as we don't hand a check over and say good luck.

XII. Announcements and Trustee Comments – None**XIII. Adjournment**

Moved by: Gary Burkholder to adjourn

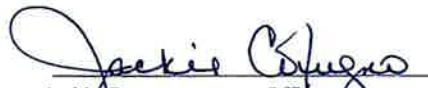
Second by: Rozland McKee-Flax

Yes: Mark Evans, Gary Burkholder, Rozland McKee-Flax

Carried 3-0

Adjourned


Gary Burkholder, President


Jackie Cotugno, Fiscal Officer

All the resolutions presented are on file with the Fiscal Officer